



STATE OF TENNESSEE
DEPARTMENT OF CORRECTION



PRISON FEASIBILITY STUDY

State Building Commission #140/001-04-02

Final Report Presentation

to the
Select Oversight Committee on Correction
Department of Finance and Administration
for the
Department of Correction

September 5, 2003



AGENDA

- Planning Study Scope of Work
- Base Information
- Population Analysis
- Site Analysis
 - Preliminary Screening
 - Additional Site Investigation
- Facility Program
- Site Development Concept
- Site Specific Cost Analysis
- Next Steps



PROJECT SCOPE

BASE INFORMATION

POPULATION ANALYSIS

SITE ANALYSIS

FACILITY PROGRAM

SITE DEVELOPMENT
CONCEPT

COST ANALYSIS

NEXT STEPS

SETTING THE DIRECTION

- Project Initiation March, 2003
- Phase A Scope - Completion May, 2003
 - Review of Expansion Plan
 - Review of Population Projections
 - Review of Planning and Design Standards
 - Initial Site Screening
- Phase B Scope - Completion August, 2003
 - Revised Component Space Program
 - New Site Development Master Plan Concept
 - Specific Project Descriptions
- Objective: New Facility Prototype Program, Concept and Cost for Multiple Site Development Possibilities



BASE INFORMATION

- **Review of Planning & Design Standards**
State of Tennessee Department of Correction March 1, 2001
- **Review of ACA (American Correctional Association) Standards**
- **Review of Strategic Plan for Prison Population Management** Draft April 21, 2003
 - ❑ Primary focus on increasing operational efficiency, with capacity expansion
 - ❑ Squeezes what is possible from existing system of facilities
 - ❑ Envisions 1 new 2316-bed prototype facility
 - ❑ Subsequent action another 2316-bed prototype facility or renovation/expansion of an existing facility

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POPULATION ANALYSIS

Our question was "Where is additional capacity needed – by Region?"

■ Civilian Population (% by region) - 2012

				
Year	West	Middle	East	Total
1990 ©	27.8%	34.9%	37.3%	100.0%
2000 ©	26.6%	36.8%	36.6%	100.0%
2010 (p)	25.8%	38.4%	35.8%	100.0%
2015 (p)	25.5%	39.1%	35.4%	100.0%
Planning Assumption				
2012	25.6%	38.8%	35.6%	100.0%
© Census (p) Projection				



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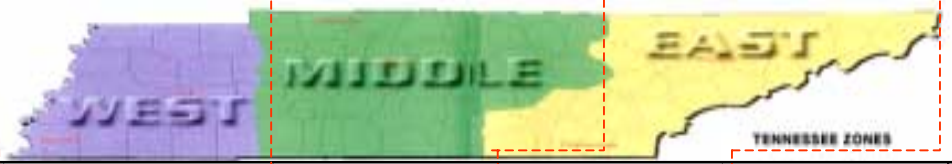
COST ANALYSIS

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POPULATION PROJECTIONS

Where is additional capacity needed – by Region?

■ Inmate Population Projections – 2012

				
<i>Responsibility Category</i>	<i>West*</i>	<i>Middle*</i>	<i>East*</i>	<i>Total</i>
Total Felons	36.9%	38.7%	24.4%	100.0%
Local	63.3%	32.1%	4.6%	100.0%
TDOC	22.4%	42.3%	35.3%	100.0%
<i>*Based on Admissions five year average</i>				

■ Existing Capacity by Region

Male Capacity - 2003		
<i>West</i>	<i>Middle</i>	<i>East</i>
45.05%	31.15%	23.80%



POPULATION PROJECTIONS

Male Felon Forecast by Region – 2012

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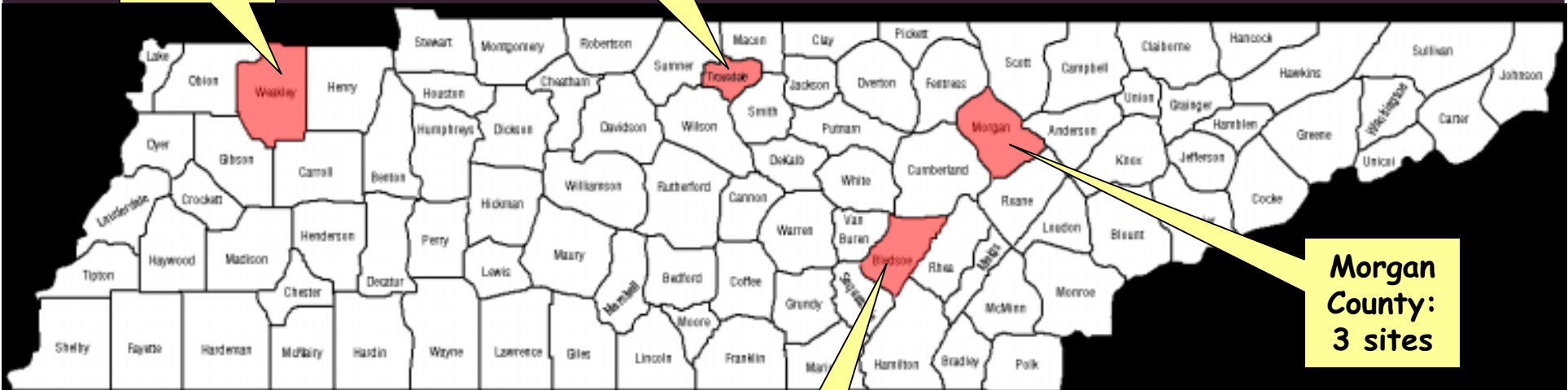
				
	West	Middle	East	Total
Forecast – Male Felons	6,222	11,715	9,783	27,720
Local Sentenced & Back-up	2,887	1,464	207	4,558
Forecast – TDOC Responsibility	3,335	10,251	9,576	23,162
2003 Male Operational Capacity	8,338	5,766	4,406	18,510
Double Bunk @ TCIP (132)		129		129
Deberry Expansion (300)		285		285
Close Brushy Mountain (590)			- 580	- 580
WTSP Annex Expansion (150)	146			146
TCIP Annex Expansion (148)		145		145
2012 Male Operational Capacity	8,484	6,325	3,826	18,635
Unmet Demand / Surplus (Capacity minus Forecast)	5,149 Surplus	- 3,926 Shortfall	- 5,750 Shortfall	- 4,527 Total Unmet Demand



POTENTIAL PRISON SITE LOCATIONS

**Weakley
County:
3 sites**

**Trousdale
County:
1 site**



**Morgan
County:
3 sites**

**Bledsoe
County:
1 site**



SITE EVALUATION CRITERIA

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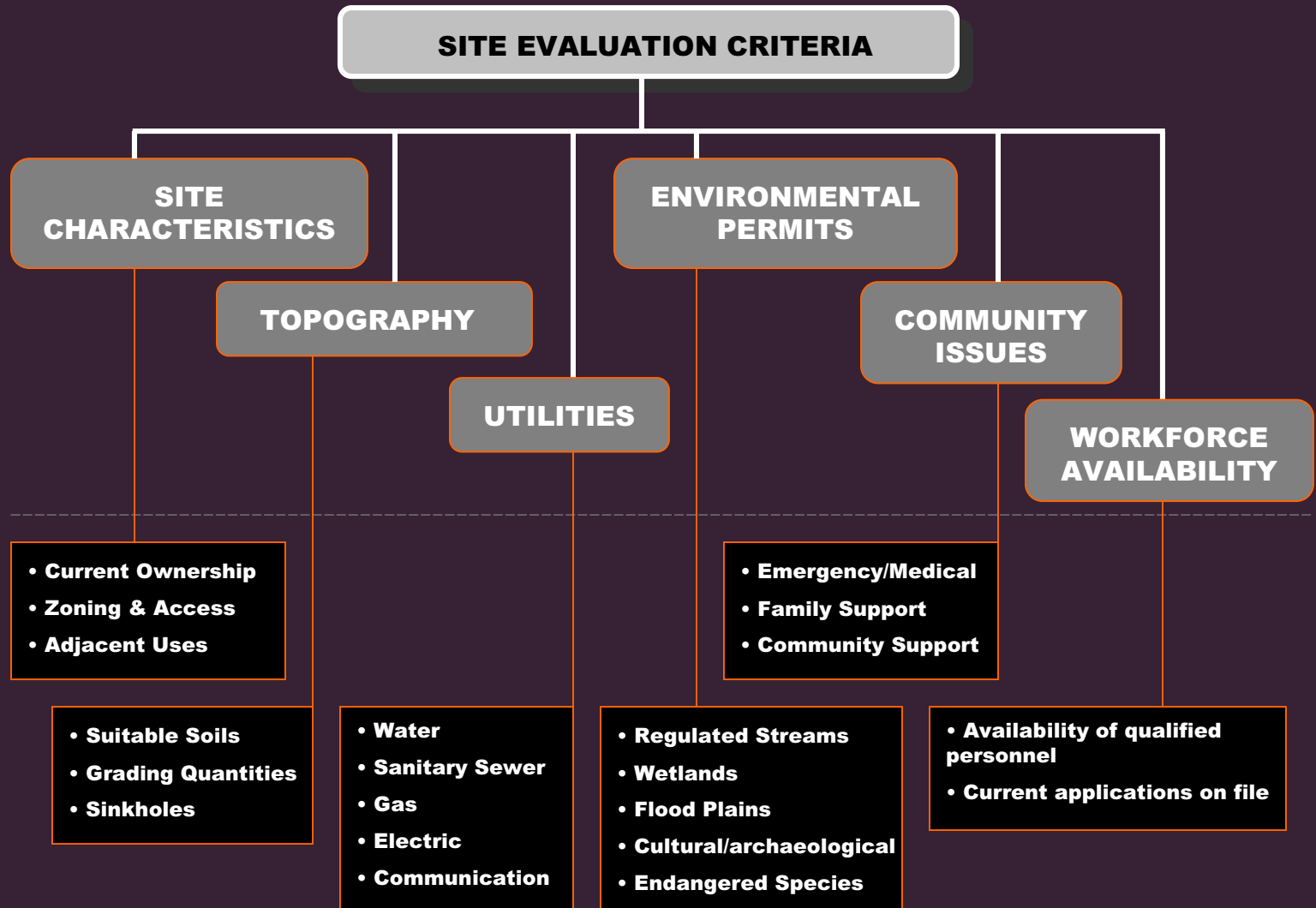
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EVALUATION CRITERIA	BLED SOE COUNTY	MORGAN COUNTY			WEAKLEY COUNTY			TROUSDALE COUNTY
		Brushy Mountain	Morgan County Correctional	Sunbright	Highway 118	Highway 22	Industrial Park	
Property Characteristics • • • • •	Good	Poor	Good	Good	Good	Good	Good	Good
Topography • • • • •	Good	Poor	Fair	Good	Fair	Good	Good	Good
Drainage • • • • •	Good	Fair	Fair	Good	Fair	Good	Fair	Good
Utilities • • • • •	Fair	Poor	Good	Poor	Fair	Fair	Good	Fair
Access • • • • •	Good	Fair	Good	Poor	Good	Good	Good	Good
Environmental Impact • • • • •	Good	Fair	Fair	Good	Good	Good	Good	Good
Adjacent Uses • • • • •	Good	Good	Good	Good	Good	Poor	Good	Good
Community Issues • • • • •	Good	Good	Good	Poor	Good	Good	Good	Good



INITIAL SITE SCREENING RECOMMENDATIONS

- ☐ Bledsoe County
- ☐ Morgan County Regional Correction
- ☐ Industrial Park, Weakley County
- ☐ Trousdale County

* Highway 118 Site passes initial screening; however, the Industrial Park is significantly more favorable and therefore the Highway 118 Site is not recommended for further study at this time.



FURTHER SITE ANALYSIS

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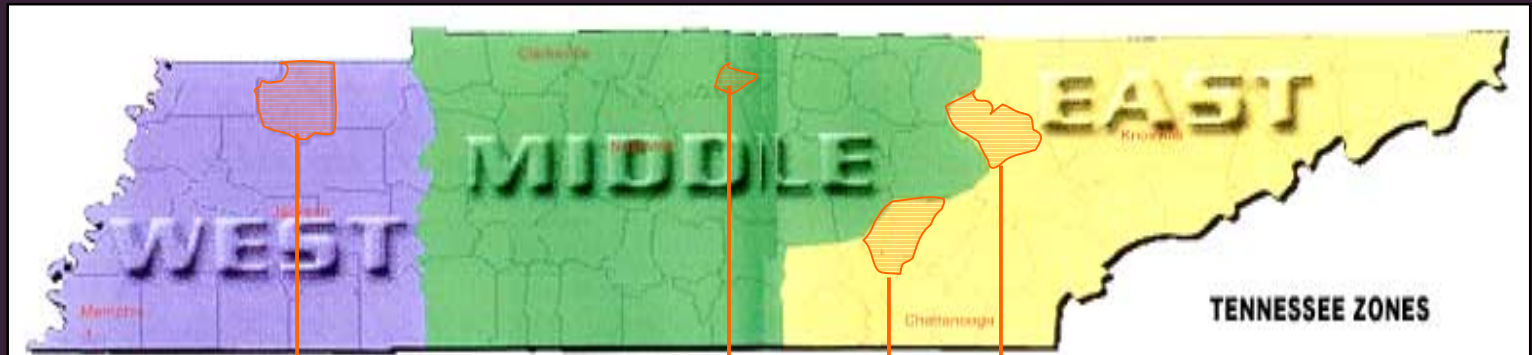
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WEAKLEY COUNTY

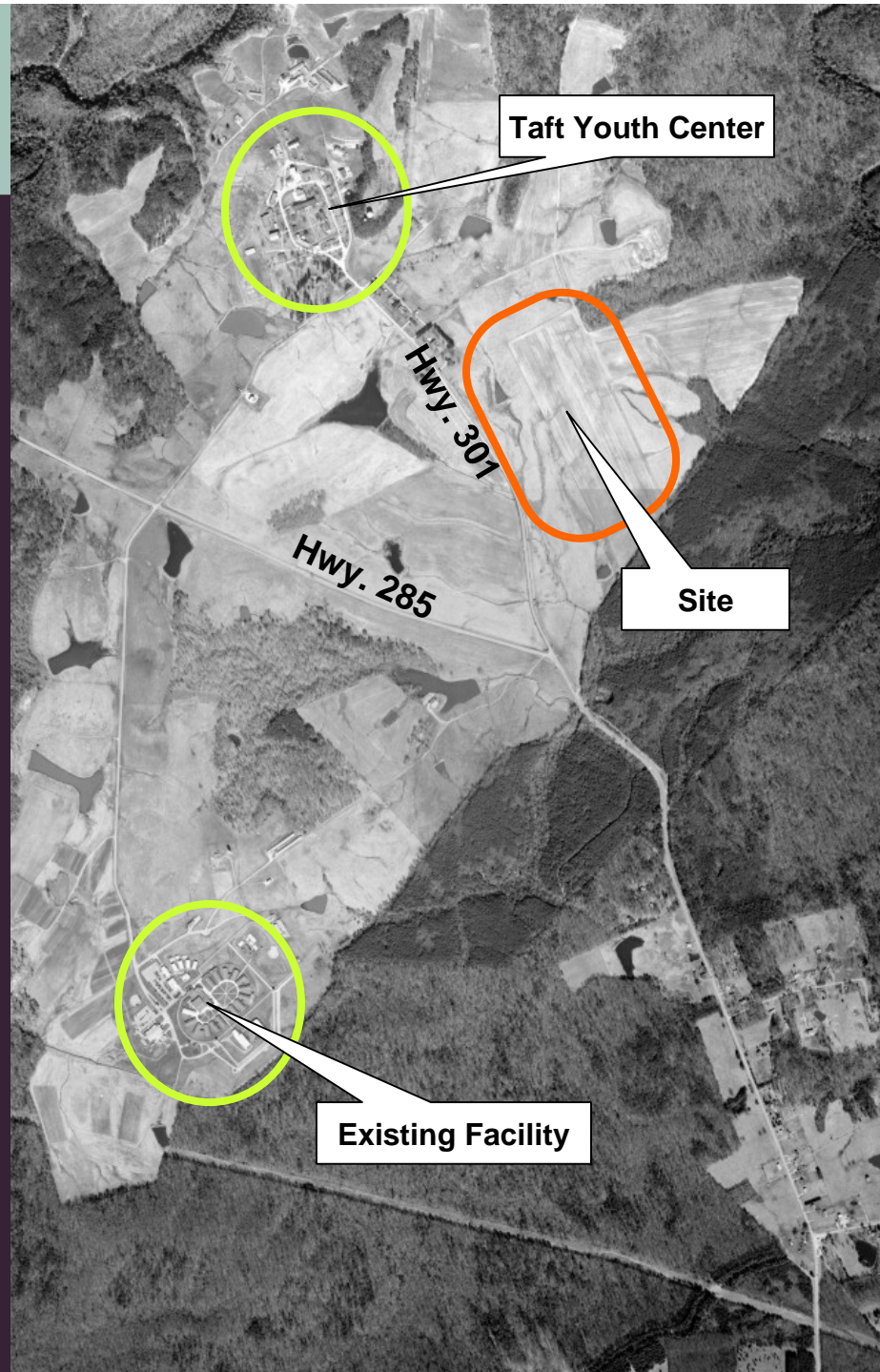
TROUSDALE COUNTY

MORGAN COUNTY

OPTION 1: WEST OF FLAT FORK
RD. ON HILL.

OPTION 2: IN VALLEY ON EAST OF
ROAD.

BLED SOE COUNTY



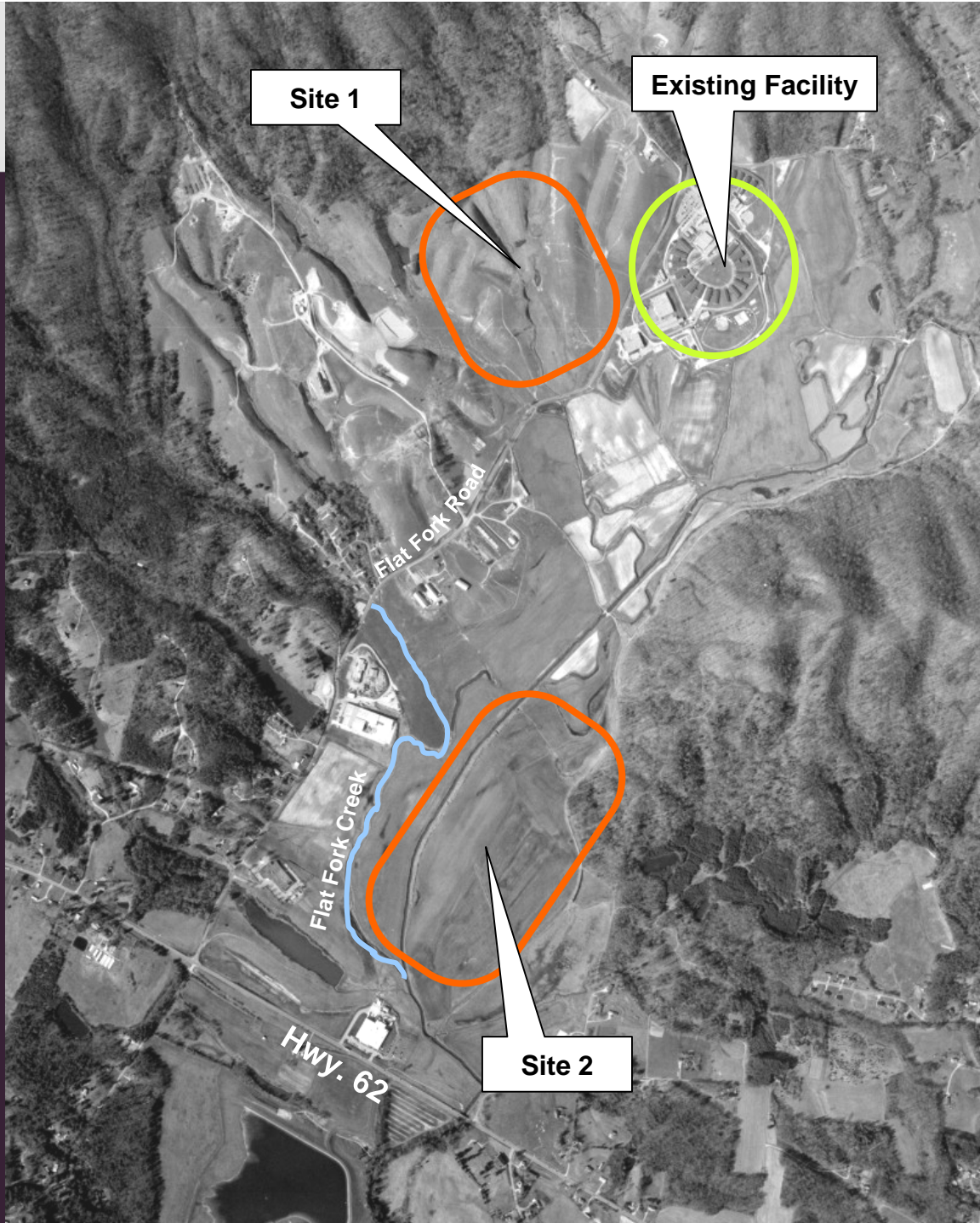
BLED SOE COUNTY Overview



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BLED SOE COUNTY site





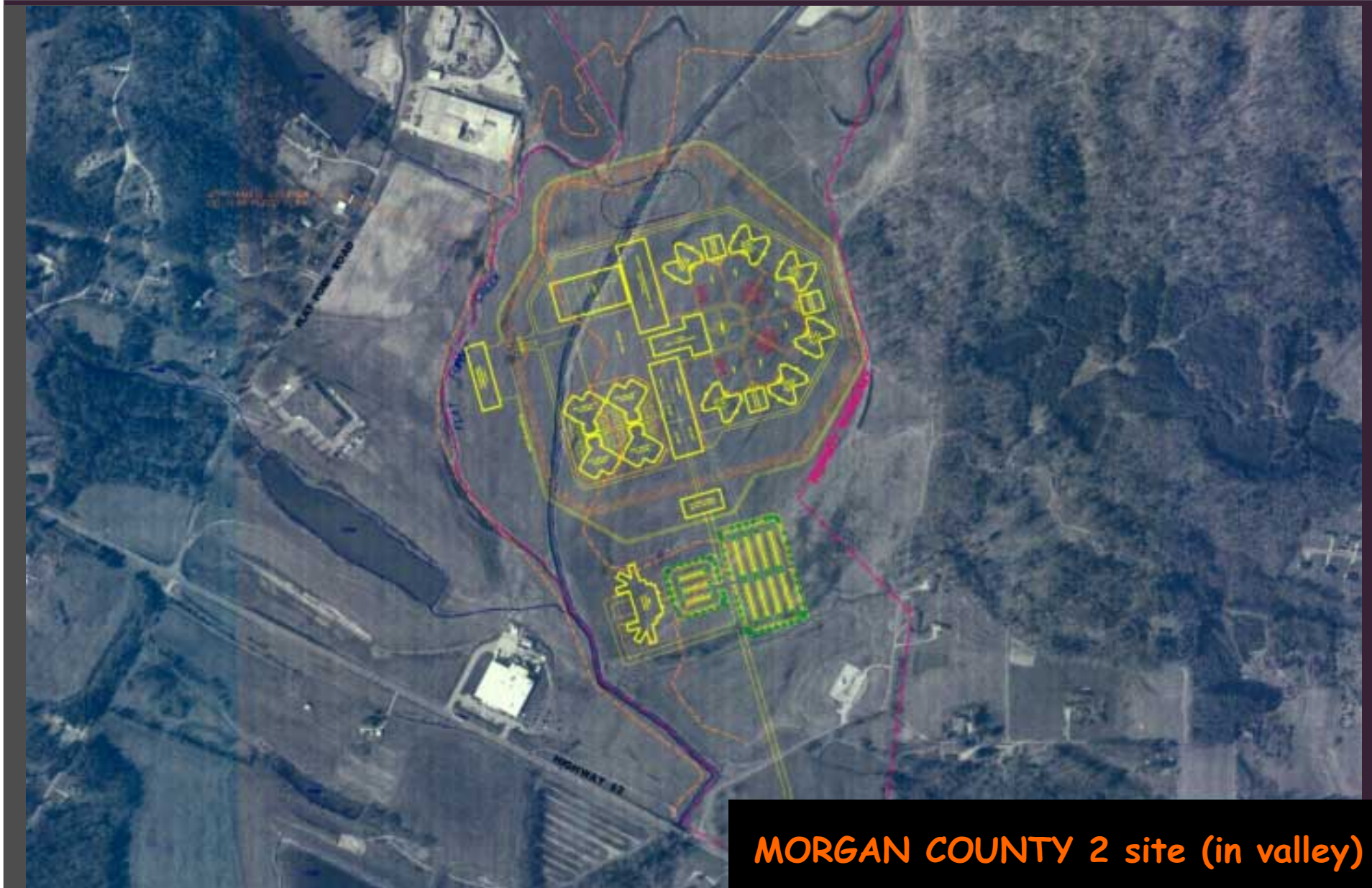
BWSC | BING
NORDEN
GUYER &
CANNON, INC.

JACOBS





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MORGAN COUNTY 2 site (in valley)



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WEAKLEY COUNTY site



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BWSC
BRIAN W. BROWN & SONS, INC.
JACOBS



TROUSDALE COUNTY site



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SITE INVESTIGATION CONCLUSIONS

- Morgan and Trousdale Counties emerge as the two sites with the best potential for immediate consideration.
 - Trousdale has fewest permit & construction obstacles.
 - Morgan feasible: Option 1 has potential delays due to permitting of stream relocations. Option 2 will likely involve less permitting time but is more expensive.
- Bledsoe County is favorable with the primary exception of the water supply issue which may be resolved in the next few years.
- Weakley County is a favorable site with the exception of a lack of need for beds in the west region.



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RECOMMENDED SPACE PROGRAM

- Organized by Component, Base was Existing TDOC 998-Bed Prototype Space Program
- Comparison to 20+ Other Project Space Programs (area per bed by component)
- Housing Unit Sizes/Configuration a "Given"
- 1995 TDOC Prototype (998 beds) had 131,908 cgsf or **132 sf/bed** of Non-Housing Areas (also excluding central plant, industries)
- Proposed 2316-Bed TDOC Prototype has 212,273 cgsf or **92 sf/bed** of Non-Housing Areas (also excluding central plant, industries)
 - ❑ Medium Security Fully Programmed



1995 PROTOTYPE FACILITY CONFIGURATION

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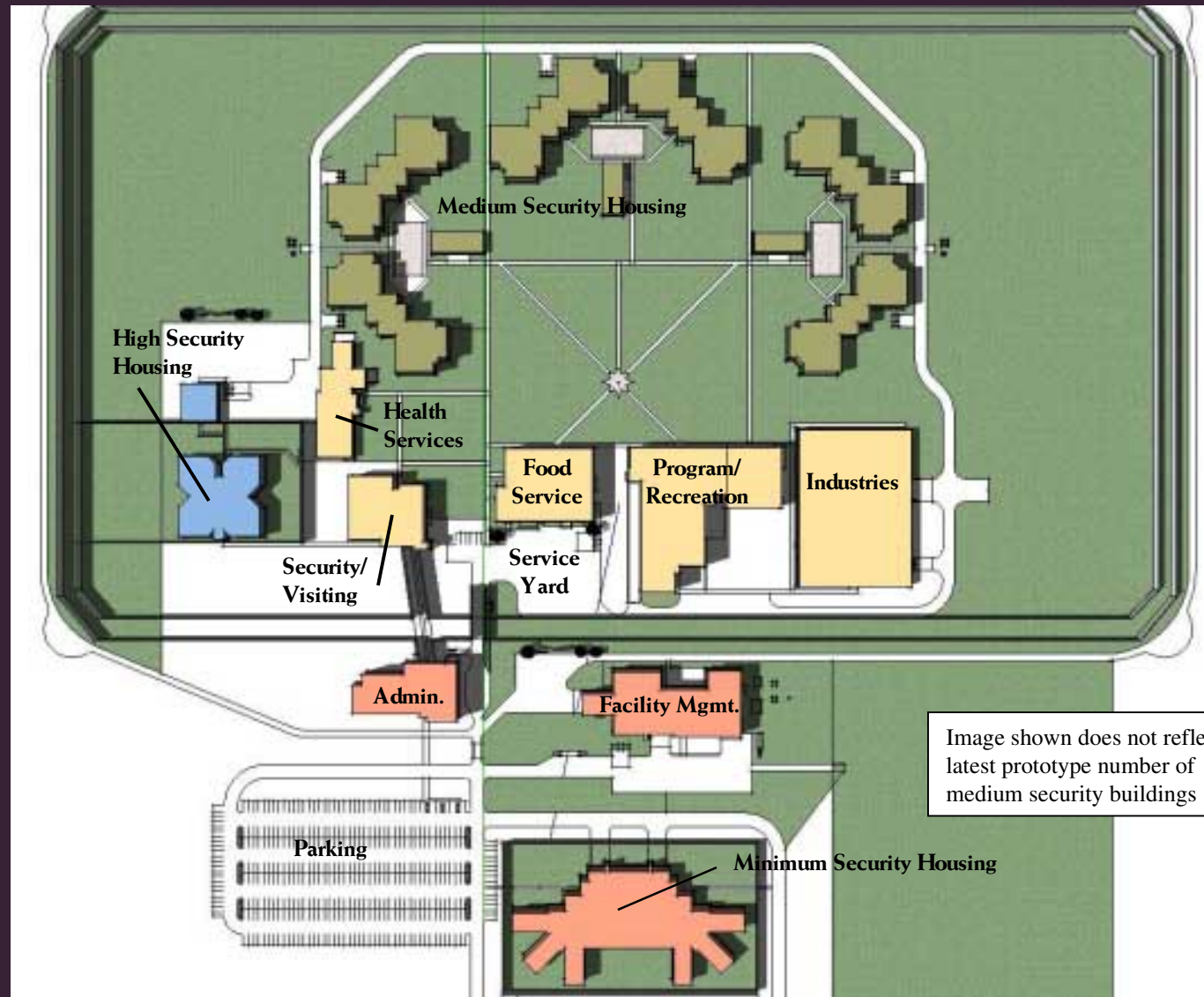
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WORK SESSION APPROACH

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**SITE DEVELOPMENT
CONCEPT**

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SITE DEVELOPMENT CONCEPT

- Workshop conducted on July 10, 2003
- Base was existing TDOC 998-bed prototype site development plan
- Operational basis for design
 - ❑ TDOC standards followed
 - ❑ Impact of additional high security housing units
 - ❑ External access and circulation
 - ❑ Separation of security levels
 - ❑ 512-bed unit management configuration
 - ❑ Internal circulation/movement control
 - ❑ "In-Board" recreation areas



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RECOMMENDED SITE DEVELOPMENT CONCEPT (Option 1)

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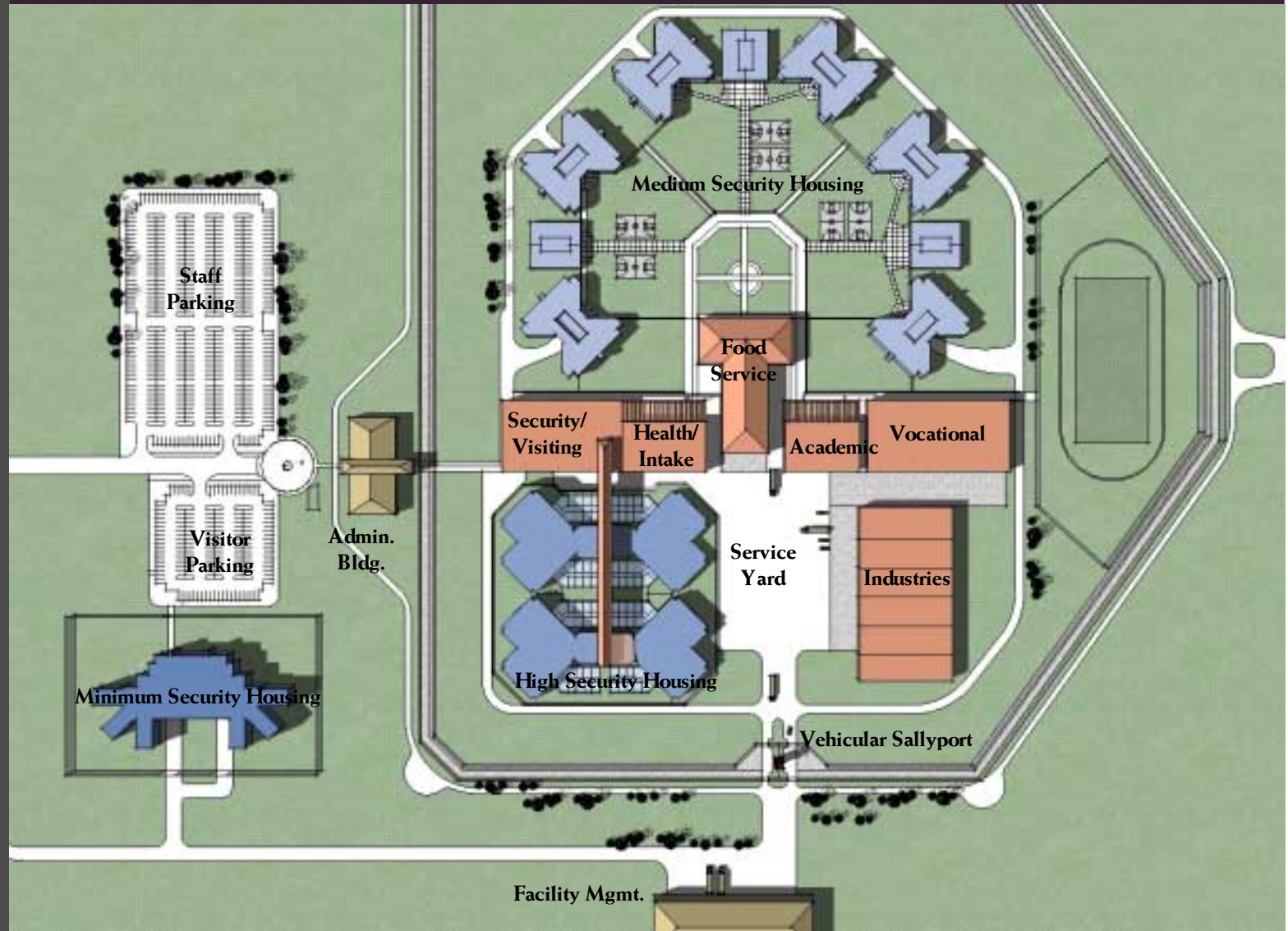
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**SITE DEVELOPMENT
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SITE DEVELOPMENT CONCEPT: PERSPECTIVE

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SITE SPECIFIC PROJECT INFORMATION:

- Prototypical Projects could be provided in Weakley, Trousdale, and Bledsoe Counties
- Morgan and Bledsoe Counties would benefit from Existing Facility Minimum Security Work Force
- Morgan County site presents an opportunity to Close Brushy Mountain and Establish a New Reception Center
 - Would eliminate the need to “program” 256 to 512 beds (17% reduction in academic, vocational program areas)
 - Other Space Economies/ Shared Capabilities for TRICOR, Facility Maintenance, Warehouse
 - Estimated building construction cost savings: \$4.4 million
- Closing Brushy 1 will Lessen Staffing Effort Required



PROGRAM LEVEL CONSTRUCTION COST ESTIMATE (millions)

	Building \$	Site \$	Total \$
PROJECT SCOPE			
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FACILITY PROGRAM			
SITE DEVELOPMENT CONCEPT			
COST ANALYSIS			
NEXT STEPS			
Weakley County site acquisition	112.60	16.32	\$ 128.92 <u>.36</u> 129.28
Trousdale County site acquisition	112.60	19.04	131.64 <u>.72</u> 132.36
Morgan County 1*	107.15	20.33	127.48
Morgan County 2*	110.40	21.08	131.48
Bledsoe County	111.60	20.47	132.07

* Additional Shared Space/Program Savings may be possible at Morgan County.

Note: Excludes Contingencies, A/E design, geotechnical, and NEPA environmental study costs.



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NEXT STEPS

- **Summary:**
4 viable project/site locations - selection is NOT dictated by project costs
- **BWSC/Jacobs to document findings in Program Study Report**
 - Multiple site/opportunities
- **State to determine preferred location(s)**
- **BWSC/Jacobs to develop site specific scope of work package**
- **State to initiate design**